

Planning \$ 10 ⁰⁰	Drainage <u> </u>
TCP \$ 51,859. ⁵⁰	School Impact \$ <u> </u>
Inspection \$ 2890 ⁰⁰	

Ordg Permit No.
File # <u>SPR-2009-191</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

(parent parcel #)

BUILDING ADDRESS 845 22 Road

TAX SCHEDULE NO. 21697-254-00-974

SUBDIVISION UTE Water Subdivision

SQ. FT. OF EXISTING BLDG(S) 0

FILING BLK LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~38,700 sqft

Grand Valley Power
OWNER UTE Under Conservancy Dist.

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 560 25 Rd

CITY/STATE/ZIP GJ, CO 81505

APPLICANT Jack Broughton

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

ADDRESS 2727 Grand Ave

CITY/STATE/ZIP GJ, CO 81501

TELEPHONE 242-0040

USE OF ALL EXISTING BLDG(S) Office Warehouse

DESCRIPTION OF WORK & INTENDED USE: ~38,700 sqft
office/warehouse w/ gravel storage yard
for Grand Valley Power Headquarters.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>92 stalls required</u>
MAX. HEIGHT <u>40'</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES <u> </u>	SPECIAL CONDITIONS: <u> </u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Planner
Applicant's Signature Will Hill Date 1-8-2010
Applicant
Planning Approval Garratt Broughton Date 19 JANUARY 2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21604</u>
Utility Accounting <u> </u>			Date <u>1-19-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Blue: City Engineer)